

Applicant	Sovereign Development VIII	
Request	Approval of a rezoning from Residential Single Family/Duplex/Low Medium Density District (RD-15) to Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15)	
Location	2881 SW 18 th Terrace	
Legal Description	Block A of "Clair Lake", PB 28, Page 26 of the Public Records of Broward County	
Property Size	47,366 SF or 0.95 acres, more or less	
Zoning	RD-15	
Existing Land Use	Vacant	
Current Future Land Use Designation	Medium	
Comprehensive Plan Consistency	Consistent with Objective 19 and Policy 19.4 of the Comprehensive Plan.	
Other Required Approvals	City Commission Approval	
Applicable ULDR Sections	RC-15 (47-5.14) 47-24.4(D), Rezonings	
Notice Requirements	<ul style="list-style-type: none">• Mail Notice to Property Owners and Property Owners within 300'• Sign Notice Along Each Road Frontage• Newspaper Notice *Notice Requirements Pursuant to Section 47-27.5	
Project Planner	Name and Title	Initials
	Donald Morris, AICP, Planner III	
	Authorized By	
	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning & Zoning Manager	

REQUEST:

The applicant is requesting approval of a rezoning from RD-15 to RC-15 to allow for the construction of fourteen (14) townhouses. (See **Exhibit 1** for a map of the existing zoning and **Exhibit 2** for a map of the proposed zoning) Townhouses are not permitted in the RD-15 District.

BACKGROUND:

The subject property is located in the Edgewood Civic Association neighborhood within an area composed of a mixture of housing types – primarily duplexes, but also including single-family detached and multi-family (3 units or more) units. There are no townhouse-style units in the immediate area.

The abutting properties have a Land Use of Medium Residential and a zoning classification of RD-15. The properties fronting on SW 28th Street and SW 19th Terrace have a Land Use of Medium High Residential and a zoning classification of RMM-25.

REZONING ANALYSIS:

EXISTING ZONING	PROPOSED ZONING
“from”	“to”
RD-15, Single Family/Duplex/ Low Medium Density District	RC-15, Single Family/Cluster Dwellings/ Low Medium Density District
Uses Permitted: see Exhibit 3	Uses Permitted: see Exhibit 4

Pursuant to Section 47-24.4(D) of the ULDR, the following criteria shall be used to evaluate the rezoning request:

- 1) *The zoning district proposed is consistent with the City’s Comprehensive Plan.*

The future land use designation of this property is Medium Residential. The proposed RC-15 is consistent with this future land use designation.

The following Goals and Policies of the Housing Element of the City’s Comprehensive Plan supports this application:

Goal 1: *Preserve, enhance, and revitalize the City’s existing neighborhoods.* The proposed rezoning will facilitate the development of the subject property, which will represent appropriate and positive reinvestment into this older neighborhood.

Policy 1.1.2: *Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single family uses.* The proposed rezoning will continue to maintain existing density thresholds in the area.

- 2) *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

There have been no significant changes in the character of development, and the proposed rezoning would not represent a substantial change to the character of the neighborhood, as densities will remain the same. Furthermore, the area is composed of a variety of housing types, and the proposal would allow another variation to this housing mix – townhouses and thus encourage reinvestment.

- 3) *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

The proposed rezoning does not introduce a new use into this neighborhood, as the proposed district is a Low Medium density district. The purpose of rezone is to allow for another housing type (townhouses).

PLANNING AND ZONING BOARD REVIEW OPTIONS:

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning, the recommendation shall be forwarded to the City commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.

PZ/14-Z-03/09-17-03/DM